

00547990/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE LLC  
vs.  
BRUCE MARSHALL; JUDITH MARSHALL;  
AMERICA'S WHOLESALE LENDER; KING COUNTY  
DEPARTMENT OF PERMITTING AND  
ENVIRONMENT; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., ALSO ALL PERSONS  
OR PARTIES UNKNOWN CLAIMING ANY RIGHT,  
TITLE, LIEN, OR INTEREST IN THE PROPERTY  
DESCRIBED IN THE COMPLAINT HEREIN

**SHERIFF'S NOTICE TO JUDGMENT  
DEBTOR OF SALE OF REAL  
PROPERTY**

CAUSE # 14-2-30885-0 SEA

JUDGMENT RENDERED ON  
10/06/2015  
ORDER OF SALE ISSUED: 01/25/2016  
DATE OF LEVY: 02/19/2016

TO: BRUCE MARSHALL; JUDITH MARSHALL; JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**35439 SE FALL CITY -SNOQUALMIE RD., FALL CITY, WA 98024**

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATE IN THE STATE OF WASHINGTON, COUNTY OF KING, CITY OF FALL CITY, AND IS DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 7 EAST W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH MARGIN OF THE OLD SUNSET HIGHWAY WHICH IS 702 FEET WEST, AS MEASURED ALONG SAID ROAD MARGIN, FROM THE POINT OF INTERSECTION OF THE WEST LINE OF THE COUNTY ROAD AND THE NORTH LINE OF THE OLD SUNSET HIGHWAY WHICH IS 30 FEET NORTH 0°18'16" EAST AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, THENCE NORTHWESTERLY ALONG THE NORTH MARGIN OF THE OLD SUNSET HIGHWAY A DISTANCE OF 100 FEET; THENCE NORTHEASTERLY A DISTANCE OF 191 FEET, MORE OR LESS, TO A POINT ON THE SOUTH MARGIN OF PRIMARY STATE HIGHWAY NO. 2, WHICH IS 587 FEET FROM THE POINT OF INTERSECTION OF THE SOUTH MARGIN OF PRIMARY STATE HIGHWAY NO 2, AND THE WEST LINE OF COUNTY ROAD, THENCE SOUTHEASTERLY ALONG THE SOUTH MARGIN OF PRIMARY STATE HIGHWAY NO. 2, A DISTANCE OF 100 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE A DISTANCE OF 188 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TAX PARCEL NUMBER 142407-9051-08.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: APRIL 8, 2016**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$382,976.95** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **NO REDEMPTION RIGHTS AFTER SALE.**
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on.

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
ROBINSON TAIT, P.S.  
710 SECOND AVENUE  
SUITE 710  
SEATTLE, WA 98104  
(206) 676-9640